

leased for Anna A. Stoll, Eva A. Cope & Florence E. Twiss, 42 Second avenue, a seven story and basement business building on lot 22x100, between Second and Third streets. The tenant is Abraham & Co., who takes the property for a term of five years.

DWELLINGS LEASED.

Ames & Co. have leased the dwelling at 14 East Twenty-fourth street, for William H. Ginter to E. Gillis, for three years. H. C. Senior & Co. have leased the four story dwelling at 106 West Sixty-fourth street for the Cordette Realty Company to John Miller for a term of years.

\$20,000 A YEAR FOR A PIER.

William A. White & Sons have leased for a term of three years, the Pier, No. 2, William G. Cleary, Miss Elizabeth Hayes, and others to the New York, New Haven and Hartford Railroad Company for \$20,000, East River, for a term of years at an annual rental exceeding \$20,000.

COUNTRY RENTALS.

Pease & Elliman have rented for Miss Anne Towle, her country place known as "The Homestead," on the farm, Ryecroft, to George Burroughs, painter, the portrait painter, for the summer. The property contains some six acres and overlooks the Sound.

Two houses have been rented at Berwickville, N.J., for George B. Post to W.W. Hopper, the house, stable, and stable and land of land at the corner of Clemont Avenue and the crossroad from Mine Mount in Morristown.

REAL ESTATE NOTES.

Raymond L. Roberts, real estate editor of the Real Estate Record and Guide has resigned his position on the staff of that publication to accept a place with the American Real Estate Company. Mr. Roberts will devote his attention particularly to the company's rental properties.

BUTS HOUSE NEAR J. F. MORGAN'S.

Clarence Morgan of Sheburne, Vt., took title yesterday to the property at 222 Madison Avenue, owned by James Jones, executive of the estate of Gilbert F. Morgan. It is a four story and basement dwelling on a lot 25x95, located directly opposite the residence of Broadwater. The buyer is a client of Melvin G. Palliser, who will take the house to stores and apartments. The property was held at \$150,000.

BUILDERS ADD TO LOFT SITE.

Uptown Dwellings and Flats Sold and Traded.

EAST 24TH STREET.—Herbert A. Sherman has sold for Margaret L. Catlin 14 East Twenty-fourth street, a four story and basement, lot 25x100, adjoining on the east the Metropolitan Life Annex. The buyer is the Carlisle Construction Company, which recently acquired the adjoining property at 19 to 25, on which a seventeen story store and loft building is to be erected, plans for which were filed recently by Schwartz & Son, who will be included in the site for the new building, which now measures 100x90.

EAST 35TH STREET.—Henry D. Winans & May have sold 35 East Seventy-fifth street, a four story and basement dwelling on lot 20x81.10, adjoining the corner of Madison Avenue, for Edward J. Witham, a client for the first time in thirty-eight years.

WEST 11TH STREET.—Van Vliet & Place have sold for George Place the two three story and basement houses at 223 and 225 West Eleventh street, on a plot 40x85. The property is diagonally opposite the Seventh Avenue extension.

WEST 32D STREET.—Pease & Elliman have sold for the estate of Joseph A. Chamberlain 172 West Seventy-second street, a four story and basement dwelling on lot 25x102.2, located fifty-five feet from Broadway. The buyer is a client of Melvin G. Palliser,

who will take the house to stores and apartments. The property was held at \$150,000.

EAST 36TH STREET.—The Taylor Sherman Company has sold for the Avatar Hotel Company 82 East Fifty-sixth street, a four story and basement dwelling on lot 16x85.25, to an investor. The house adjoins the holdings of the New York Central Railroad.

SEVENTH AVENUE.—Charles Edelson has sold for the Crystal Realty and Construction Company to Annie Marder 2412, or 172 West Seventy-second street, a six story and six story flat with stores, on plot 40x100.

11TH ST. 100-102 E.—A 41x100.11—Aaron Nicholas Terrace, mtg \$10,000, all items, May 1, attys. Walter T. Rohm, 365 Broadway.

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WEST 70TH STREET.—Brown Bros. have resold to a client of George A. Bowman 50 West Seventieth street, a four story and basement dwelling, on lot 23x100.5. The sellers recently merged their interests together with a large place at Cedarhurst, L.I., from Michael F. Loughran in exchange for the apartment house at 164 to 188 West Seventy-second street.

WEST 11TH STREET.—Shaw & Co. have sold for B.C. Magee 17 West 110th street, a three story and basement dwelling, to a client of Charles Griffith Morris and Brothers in the Tilford Building will be the company's principal office and the former site of Charles Griffith Morris and Brothers in the Tilford Tower, will be continued as the company's down-town office. J. Romaine Brown is the client of the Tilford Building in the York city, having been recently engaged in the business since 1906. Charles Griffith Morris, for several years prior to 1906, in connection with his own account eighteen years ago, was connected with J. Romaine Brown and Company.

RECORDED LEASES.

THE AV. 152, store & basement, Wm. A. Almon, Jr., 152 West 110th Street, from May 1, 1912, attys. J. Abing, Bro. to Leonard S. Rosen, \$100.

MKT. ST. 403 A, east store & basement, Peter Schlesinger to Frank Leyhausen, 249 Broadway, from May 1, 1912, attys. E. M. Hoffman, \$100.

11TH ST. 62, store floor & cellar, Julia L. Hayes to Adolph Koyas, 615 Sixth St., Hayes, from May 1, 1912, attys. Arthur Hunter, \$100.

AD. 100-102 E.—A 41x100.11—Aaron Nicholas Terrace, mtg \$10,000, all items, May 1, attys. Walter T. Rohm, 365 Broadway.

BROOKLYN SALES.

John H. Gehlardi, Jr., has sold for Eleanor M. Grimes, 371 Jefferson Avenue, a three story and basement brownstone front dwelling, to Katherine Matley Buell for occupancy.

BUYS TO BUILD ON AVENUE PLOT.

The Lewis H. May Company has sold for the H. H. Realty Company (Henry Hart, president), to Max Gold, a plot of four lots on the east side of Meredith avenue, Avenue P, Brooklyn. The buyer will erect two thirty room boarding houses.

SAYBROOK PLACE SOLD.

James Jay Smith has sold his property to a client of Charles Griffith Morris and Brothers in the Tilford Building, reported sold for \$100,000.

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RECENT BUYERS.

William H. Barnum and William Everell, Jr., are the buyers of 18 and 19 West Forty-third street, reported sold for \$100,000. The buyers will erect a twelve story building on the site, which they have leased from the plans for twenty-one years at an asking price of \$100,000, to the Charles Griffith Morris and Brothers Company.

Edward F. Timme is the buyer of the dwelling at 26 Mount Morris Park West, the same, which by Mrs. Elizabeth Troker was recently sold. Mr. Timme owns the dwelling at 27, adjoining.

RESULTS AT AUCTION.

PUBLIC OFFERINGS YESTERDAY IN MANHATTAN.

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